

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Louis

State: MO

PJ's Total HOME Allocation Received: \$79,730,556

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 7				
% of Funds Committed	93.67 %	93.43 %	6	93.41 %	53	50	
% of Funds Disbursed	86.97 %	87.89 %	5	84.68 %	58	53	
Leveraging Ratio for Rental Activities	4.78	4.06	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	99.63 %	97.33 %	4	80.76 %	82	59	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.20 %	70.78 %	4	68.18 %	38	37	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.16 %	69.99 %	3	80.32 %	31	28	
% of 0-30% AMI Renters to All Renters***	47.02 %	33.09 %	1	45.16 %	53	53	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.21 %	98.25 %	1	95.04 %	64	54	
Overall Ranking:			In State: 1 / 7		Nationally: 71 70		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,612	\$25,067		\$26,037	755 Units	21.50 %	
Homebuyer Unit	\$11,708	\$12,257		\$14,755	1,747 Units	49.80 %	
Homeowner-Rehab Unit	\$12,369	\$11,540		\$20,487	1,005 Units	28.70 %	
TBRA Unit	\$0	\$3,232		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$126,296	\$78,607	\$17,586
State:*	\$126,371	\$80,170	\$15,626
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	11.1	30.5	47.6	0.0	Single/Non-Elderly:	38.9	40.5	33.3	0.0
Black/African American:	86.9	63.3	50.1	0.0	Elderly:	25.2	2.6	23.1	0.0
Asian:	0.5	0.7	0.2	0.0	Related/Single Parent:	29.2	34.9	18.1	0.0
American Indian/Alaska Native:	0.0	0.1	0.1	0.0	Related/Two Parent:	4.1	17.1	19.8	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.1	0.0	Other:	2.4	4.8	5.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.3	0.0					
Black/African American and White:	0.0	0.1	0.4	0.0					
American Indian/Alaska Native and Black:	0.0	0.2	0.1	0.0					
Other Multi Racial:	0.3	0.2	0.2	0.0					
Asian/Pacific Islander:	0.4	2.9	0.0	0.0					
ETHNICITY:									
Hispanic	0.8	1.9	0.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.3	28.7	40.4	0.0	Section 8:	41.9	0.1 [#]		
2 Persons:	20.7	23.8	26.7	0.0	HOME TBRA:	3.6			
3 Persons:	17.1	20.6	13.4	0.0	Other:	6.1			
4 Persons:	9.1	15.3	10.0	0.0	No Assistance:	48.3			
5 Persons:	4.4	7.3	4.6	0.0					
6 Persons:	1.5	2.9	2.9	0.0					
7 Persons:	0.7	0.8	1.1	0.0					
8 or more Persons:	0.3	0.6	1.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			54	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis State: MO Group Rank: 71
(Percentile)
State Rank: 1 / 7 PJs Overall Rank: 70
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	99.63	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	67.2	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.16	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	99.21	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.4	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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